

ehB
RESIDENTIAL

Your Property - Our Business



46, The Dovecote, Warwick

Price Guide
£450,000



Constructed in late 2022 by Bovis Homes, this stunning three-bedroom townhouse spans three storeys and boasts impeccable presentation throughout. Situated in a secluded position, overlooking green open space, the property is conveniently nestled within a modern development just off Europa Way., with quick and easy access to both Leamington and Warwick Town Centres, The accommodation, in brief, affords a Welcoming reception hall, guest cloakroom, study, spacious dining kitchen, first-floor living room, three double bedrooms, accompanied by an en-suite to the

master and main bathroom, gas heating, double glazing, landscaped rear garden, driveway and good sized single garage. Energy rating B.

Location

The property is located just off Europa Way in a pleasant tucked-away position, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway

network is less than ten minutes commute by car. Leamington Spa and Warwick offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

Approach

Through a double glazed entrance door into:

Reception Hall

Wood effect Amtico floor, radiator, wall mounted





Honeywell digital thermostat control panel, staircase rising to First Floor Landing. Doors to:

Cloakroom

7'5" x 4'9" (2.28m x 1.47m)

Matching floor, WC, pedestal wash hand basin, radiator and extractor fan.

Dining Kitchen

15'5" x 14'2" (4.70m x 4.34m)

Matching floor, attractive range of matching base and eye level units, complementary worktops and upturns, inset stainless steel single drainer sink unit.

Built-in Bosch electric oven and four-ring gas hob with an illuminated extractor unit over, integrated Bosch dishwasher, washing machine and fridge/freezer. Under stairs storage cupboard, radiator, downlighters to the Kitchen Area, ceiling light point to Dining Area. Double-glazed window to the rear aspect and double-glazed double-opening French doors provide access to the rear garden.

Study

8'4" x 7'6" (2.55m x 2.31m)

Matching floor, radiator and a double-glazed window to the front aspect.

First Floor Landing

Radiator, ceiling light point, staircase rising to Second Floor Landing. Doors to:

First Floor Living Room

15'5" x 11'3" (4.70m x 3.44m)

Radiator and a double-glazed window to the rear aspect.

Bedroom Two

15'5" x 8'1" (4.71m x 2.47m)

Radiator, deep storage cupboard providing double hanging rail space and two double glazed windows to the front aspect.





Main Bathroom

Modern white suite comprising WC, pedestal wash hand basin, bath with Ideal shower system and glazed shower screen. Wood effect floor, chrome heated towel rail, extractor fan and a double-glazed window to the rear aspect.

Second Floor Landing

Access to roof space. Doors to:

Master Bedroom

15'5" x 11'3" (4.72m x 3.44m)

Radiator, double-glazed window to rear aspect,

wall-mounted Honeywell digital thermostat control panel. Door to:

En-Suite Shower

Modern white suite comprising pedestal wash hand basin, WC, wide tiled shower enclosure with Ideal shower system and glazed sliding shower door, radiator, wood effect floor, extractor fan, shaver point and a double glazed window.

Bedroom Three

15'5" x 8'4" (4.72m x 2.55m)

Radiator and two double-glazed windows to the front aspect.

Outside

The property enjoys a pleasant outlook over a green area with a wide meandering pathway, ideal for dog walking, cycling (part of the National Cycle Route 41) and jogging. There is also pedestrian access to Saumur Way and nearby Myton Road. The driveway provides good off-road parking and allows access to the Garage.

Landscaped Rear Garden

It has been professionally landscaped and designed for ease of maintenance. Outside tap, feature raised timber deck, stocked areas, enclosed on all sides, gated side pedestrian access. Door to:





Generous Sized Single Garage

19'11" x 10'7" (6.09m x 3.24m)

Having an up-and-over door, power and light.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested

the central heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax Band

The property is in Council Tax Band "E" - Warwick District Council

Postcode

CV34 8AY



Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.